

# MBTA COMMUNITIES

ZONING FOR MULTIFAMILY HOUSING IN ARLINGTON

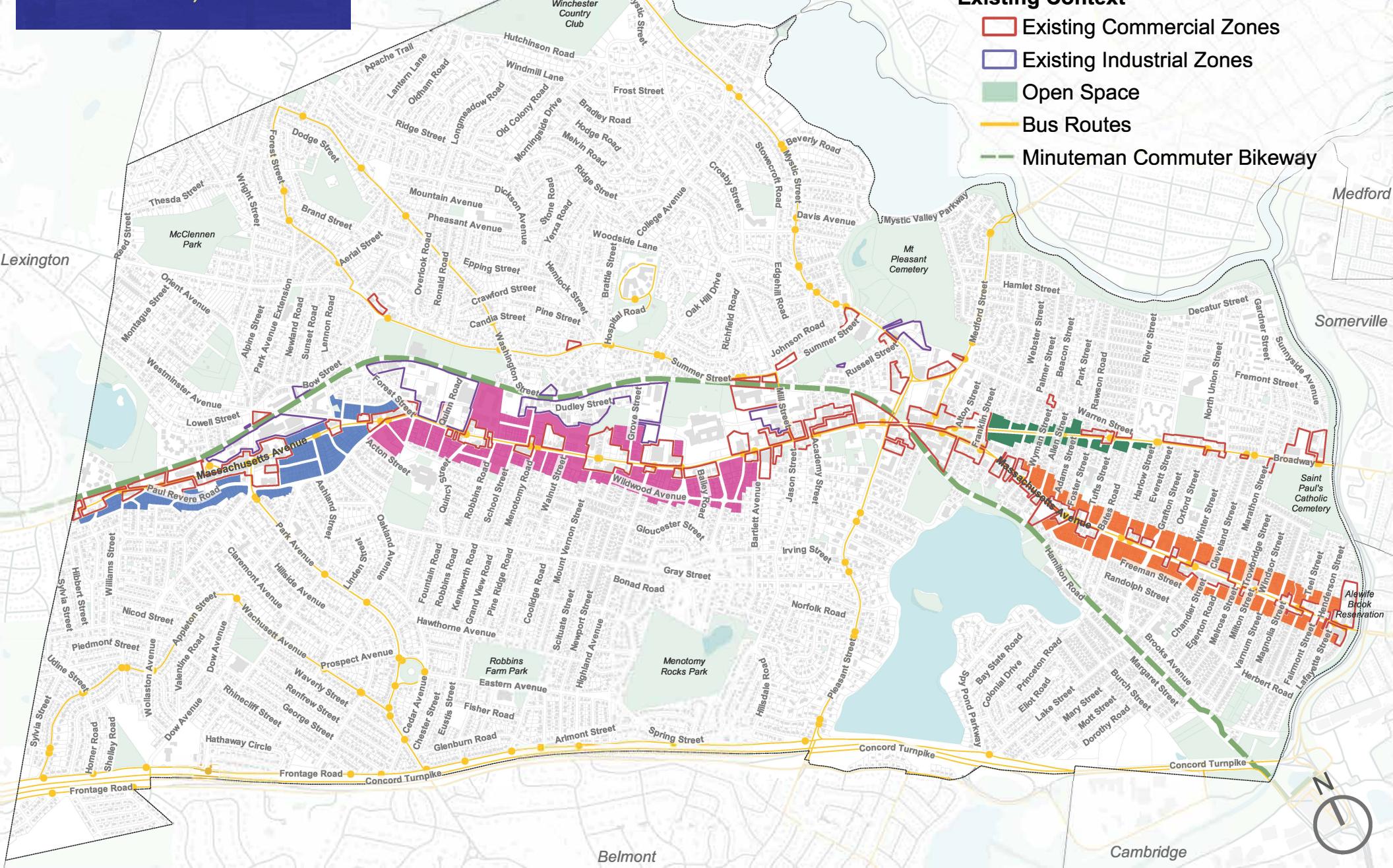
**DRAFT MAP**  
June 22, 2023

## Draft MBTA Communities Subdistrict Concepts Zoning Districts

- Arlington Center Subdistrict Concept
- Capitol Square Subdistrict Concept
- Arlington Heights Subdistrict Concept
- Broadway Subdistrict Concept

### Existing Context

- Existing Commercial Zones
- Existing Industrial Zones
- Open Space
- Bus Routes
- Minuteman Commuter Bikeway



# Scenario 1- 30 Unit/Acre Max

Other Dimensional Standards:

- Max 4 Stories
- Setbacks: 0' Front, 10' Sides, 20' Rear
- Minimum Parking: 1 Space / Unit

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	East Arlington V4	Arlington Heights V4	Arlington Center V4	Broadway V4		
District Acreage (see note)	39.0	27.5	56.5	10.7	0.0	133.7
District Density Denominator(see note)	39.0	27.5	56.5	10.7	0.0	133.7
Final Unit Capacity per District	963	626	1,346	223	0	3,158
DU/AC	24.7	22.8	23.8	20.8	0.0	23.6

# Scenario 2 - No Units/Acre Max

Other Dimensional Standards:

- Max 4 Stories
- Setbacks: 0' Front, 10' Sides, 20' Rear
- Minimum Parking: 1 Space / Unit

Data Metric	District 1	District 2	District 3	District 4	District 5	Totals
District Name	East Arlington V4	Arlington Heights V4	Arlington Center V4	Broadway V4		
District Acreage (see note)	39.0	27.5	56.5	10.7	0.0	133.7
District Density Denominator(see note)	39.0	27.5	56.5	10.7	0.0	133.7
Final Unit Capacity per District	2,457	1,613	3,247	562	0	7,879
DU/AC	63.1	58.7	57.5	52.3	0.0	58.9